



THE
A-TEAM

**RE/MAX
FIRST**

1339 7 Street, Calgary T2M 3H3

MLS® #: **A2190858**

Area: **Rosedale**

Listing Date: **01/28/25**

List Price: **\$949,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1944**

Finished Floor Area

Abv Sqft: **1,355**

Low Sqft:

Ttl Sqft: **1,355**

Lot Information

Lot Sz Ar: **5,274 sqft**

Lot Shape:

DOM

5

Layout

Beds: **3 (2 1)**

Baths: **1.5 (1 1)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	46`2" x 41`3"	4pc Bathroom	Main	21`11" x 27`4"
Bedroom	Main	38`7" x 38`7"	2pc Bathroom	Basement	16`8" x 16`5"
Bedroom	Basement	91`10" x 35`3"			

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

2187V

Remarks

Pub Rmks:

PRIME LOCATION IN ROSEDALE | 5,274 SF CORNER LOT WITH BACK ALLEY | AMAZING RE-DEVELOPMENT OPPORTUNITY | Welcome to this well-maintained bungalow house located in a prime location in Rosedale. Walking distance to bus stops taking you to anywhere in the city. University of Calgary is 7 mins drive. Plenty of parks surrounding the area makes this a perfect home to grow a family. The house has been meticulously renovated with newer materials and appliances throughout the house includes: Newer Stainless Steel Appliances, Newer Quartz countertop, Newer Kitchen Cabinet, Newer Flooring, Newer Paint. The main floor has 2 very good sized bedrooms full of light and one washroom with bathtub and standing shower. Kitchen was updated with stainless steel appliances and big breakfast nook, enough for family or friends' gathering. Cozy living room has a fireplace and big enough for a sectional couch. Basement is partially developed and can easily add another bedroom or other spaces, awaiting your personal touch. The house comes with a single garage and lots of street parking. Patio and backyard is ideal for summer BBQ. Come and check this out.

Inclusions:

None

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











